



# Best Practices 2000

U.S. Department of Housing and Urban Development

**SOUTHWEST EDITION**

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Issue No. 1

**W**elcome to the first issue of **Best Practices 2000** – “the Southwest way.”

This newsletter will share with you information about the 1999 “Simply the Best” award winners from the Southwest territory. In each monthly issue you can look forward to reading about the exemplary professional practices of housing and community development practitioners. Last year,

we had a total of 18 award recipients, so we have a lot of interesting details to share with you – from specific information on the techniques used to establish the programs or projects, to news articles and even photographs. We’ve listed all the 1999 “Best of the Best” and “Simply the Best” award recipients from the Southwest territory in this issue. There’s also a photo gallery of the “Simply the



**Louis Ybarra, Acting Secretary's Representative Southwest**

Best” winners receiving their awards at the Departmental Best Practices and Technical Assistance Symposium in Kansas City, Missouri, this past July.

In sharing with you these examples of innovation and creativity, we hope to raise the standard for housing and community development by learning from and building upon the success of our partners. We hope you enjoy the newsletter and look forward to sharing these wonderful models of community success with you.

## **Congratulations To You, Our 1999 “Best of the Best” and 1999 “Simply The Best” Award Winners “You Make Your Community Partners Proud”**

### **“Hats Off” To Our 1999 “Best of the Best” Award Winners**

1. Jazzland
2. New Mexico Statewide Homeownership Counseling and Outreach program
3. Norman, OK Affordable Housing (NOAH)
4. Homeownership Loan Program
5. Casa Verde
6. Minyard Foods 108
7. Rainbow Days

8. Guadalupe Economic Services Corporation (GESC)
9. Wellness Access Demonstration Program
10. Galveston PIH Recovery
11. Homeownership Program



**Southwest “Simply The Best” winners**

### **“Simply The Best” Winners**

1. Neighborhood Organizing and Leadership Development
2. LA Dept. of Justice Comprehensive Outreach Program
3. Centerpoint
4. El Centro Familiar Housing Development
5. CAPTC
6. Compliance with Section 504 Accessibility
7. Dallas Safe Team

## *Simply the Best!*



**Deputy Secretary Saul Ramirez, Joann Czerwinski and Virginia Brown, Assistant Secretary CPD Cardell Cooper**



**Former Secretary's Representative Betsy Julian and El Centro Familiar Housing Development, Enrique Aguilar**

### **Jazzland**

Jazzland will be a 140-acre theme park in New Orleans showcasing the unique culture of Louisiana. It will serve as an economic engine for the depressed New Orleans economy, creating 4,665 new jobs, 2,339 construction jobs, and infusing the economy with \$314 million in annual spending. The announcement of the park's opening has already stimulated the development of three new upscale residential communities and hotels.

New Orleans, LA

### **Centerpoint**

Centerpoint's IntraNet project is an Internet-based communication system developed by the Shreveport-Bossier Service Connection as a tool for assisting the homeless. The system links clients and service providers and facilitates information sharing and referrals to appropriate agencies. By using the IntraNet system, member agencies of the Shreveport-Bossier Service Connection have been able to provide better client care, enhance communication between agencies, and collect comprehensive and accurate data.

Shreveport, LA

### **El Centro**

#### **Familiar Housing Development**

The Bernalillo County Housing Department owns a 40-unit Section 8 new construction project, El Centro Familiar, that was developed with bond financing in 1979 and designated for occupancy by the elderly. Since that time, a needs assessment has been conducted that substantiates that approximately \$500,000 in capital improvements is needed to make the property an acceptable living environment. In April 1999, the County Commission passed a resolution authorizing the issuance of bonds to refinance the original bond debt. Through a carefully developed financing plan, HUD's Office of Housing approved the refinancing package. The proceeds will be used to retire the existing bond financing; upgrade the existing units with new roofs, mechanical systems, and security systems; rehab kitchens, baths, floors and windows; construct 14 additional units in the development site that will receive Section 8 project-based certificates; and acquire and rehab an existing property for administrative/management space for the Housing Department, including a Neighborhood Network site. The current residents of El Centro Familiar will enjoy an improved quality of life through upgrades in their housing units and common area.

Albuquerque, New Mexico

**Community Action Project of Tulsa County**

The Community Action Project of Tulsa County (CAPTC) is a comprehensive antipoverty strategy with a 25-year history of providing services to low-income residents. CAPTC helps individuals and families in economic need achieve self-sufficiency by providing emergency aid, medical care, housing, community development, education, and advocacy. CAPTC also initiated the Earned Income Tax Credit Campaign that assisted 7,421 persons and resulted in more than \$7.5 million in refunds for clients.

Tulsa, OK

**Dallas Safe Team**

In 1998, the Fort Worth Multi-family Hub and HUD officials met with the Dallas Safe Team (Dallas Police and District Attorney) to review and coordinate a series of legal and administrative actions against the owners of two HUD-held, subsidized properties. The owner of the complex refused to comply with HUD regulations and repeatedly ignored police citations. Both properties were in unacceptable physical condition and were infested with drugs and crime. The Safe Team was preparing to take court action against the owner but agreed to wait and see whether HUD could take possession of the property. Shortly after the meeting, the owner declared bankruptcy and the City of Fort Worth teamed with the District Attorney's office to successfully refute the owner's cash collateral request and, as a result, was awarded temporary custody of the property. The Safe Team is taking this opportunity to improve the housing units and living environment.

Dallas, TX

**Compliance with Section 504 Accessibility**

CDBG funds are being used to fund inspectors and plan reviewers who ensure compliance with fair housing laws and Section 504 Accessibility Standards in new multifamily housing projects, thus increasing the amount of accessible housing units. This project prevents noncompliance on the front end rather than costly litigation afterward. The project has significantly expanded opportunities for accessible housing to all concerned.

San Antonio, TX



**Former Secretary's Representative, Besty Julian  
and Dallas Safe Team, Trini Rodriguez**

*More of the Best!*

Yes, I would like to be placed on the Building A Better Tomorrow, HUD's Best Practices and Technical Assistance Forum newsletter mailing list. (Please print) Send the form to the Newsletter Editor.

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

E-Mail \_\_\_\_\_



We are proud of your accomplishments in the Southwest territory, and would like to share this information so that it can be replicated, making it possible to “Build A Better Tomorrow” for all.

Please help us do this by submitting articles for inclusion in your local newsletter using the following general guidelines:

1. Submit articles only on those “Simply The Best” winners listed on the 1st page of this newsletter.
2. Your submission should include:
  - Specific details on techniques used to establish the program/project (i.e., program mission, funding sources, marketing strategy, success rate, number of participants enrolled, pitfalls, number of full-time staff employed to carry out project, use of outside consultants/subcontractors, the need the activity will fill in the community) and any other information that may be used as a blueprint for replication.
  - Photographs of the facility or activity, local or national articles written on the project, and the program write-up submitted with your Best Practices nomination application. Please note: we are unable to return photographs, so please send copies. If you take photographs, please use black and white film (however, color photographs can be accepted).
  - A Best Practices Coordinator contact person, including telephone number and e-mail address.
  - All articles must be received no later than the first of each month, although, we welcome articles in advance. Articles must be submitted through your Secretary’s Representative or Senior Community Builder via their designated Best Practices Coordinator, or to the newsletter editor at the address listed below or via e-mail.

## **The Building A Better Tomorrow - Best Practices and Technical Assistance Forum Staff**

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